



## Retail in SR8

Sunderland Road, Horden, Peterlee,  
Durham, SR8 4PF

**£60,000** Starting Bid

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Substantial two-storey commercial property
- ✓ Net Internal Area: 426 sqm (4,589
- ✓ Formerly used as a shop, workshop, and storage areas
- ✓ Prominent central location
- ✓ Significant potential for redevelopment (STPP)

## Description

FOR SALE BY ONLINE AUCTION – Terms & Conditions Apply

We are delighted to present to auction this substantial two-storey commercial property, prominently situated on Sunderland Road, Horden, Peterlee. Last occupied as a fishing tackle shop, this versatile premises offers flexible retail and workshop accommodation on the ground floor, with additional storage and workspace above.

Offering significant potential for a variety of commercial, residential, or mixed-use developments (subject to planning permission), this property represents an exciting opportunity for investors, developers, or business owners.

This substantial two-storey commercial property boasts a net internal area of 426 sqm (4,589 sqft). The premises comprise former retail and workshop space with storage areas, and is set in a prominent and central location within Horden. It is conveniently positioned close to local amenities and transport services, with a bus stop directly outside the property and excellent access to major road networks including the A1086 and A19.

The freehold title is registered under Title Number DU161025. The adopted rateable value is £4,650 as of 1st April 2023, sourced from the VOA. The property is ideally located 23 miles south of Newcastle upon Tyne and 21 miles north of Middlesbrough.

Accommodation comprises:

Ground Floor:

Workshop (13.2m x 10.6m), Workshop (20.6m x 7.8m), Office (7.5m x 4.3m), Office (4.0m x 2.4m), Kitchen (9.2m x 1.2m), two W.C.s.

First Floor:

Room 1 (3.1m x 4.1m), Room 2 (9.9m x 4.0m).

For further information, to register your interest and viewings - (strictly by appointment only through Pattinson's), please contact our office directly.

For sale through Pattinson Auction under Conditional Terms.

Price: Starting Bid £60,000

Property Type: Retail

Business Type: Residential Investments

Internal Size: 4589 Square Feet

External Size: 4589 Square Feet

Parking: On Street

## Location

The subject property is located along Sunderland Road, Horden, close to local amenities and transport links with the closest bus stop being right outside the property. The property is close to main access roads (A1086 and A19). The property is 23 miles south of Newcastle Upon Tyne and 21 miles north of Middlesbrough.

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## Floor Plan

### GROUND FLOOR

Workshop: 13.2m x 10.6m

Workshop: 20.6m x 7.8m

Office: 7.5m x 4.3m

Office: 4.0m x 2.4m

W.C.

Kitchen: 9.2m x 1.2m

W.C.

### FIRST FLOOR

Room 1: 3.1m x 4.1m

Room 2: 9.9m x 4.0m

NIA 426sqm (4,589sqft)

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## Tenure / Title

Freehold. Title number DU161025.

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## Rateable Value

The adopted rateable value is £4,650 as of 1st April 2023.

Sourced from VOA.

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## EPC

Available upon request

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## Additional Information

For further information, to register your interest and viewings - (strictly by appointment only through Pattinson's), please contact our office directly.



Sunderland Road, Horden, Peterlee, Durham, SR8 4PF

Contact your local branch today for more information on this property:

**11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, [www.adanestates.co.uk](http://www.adanestates.co.uk)**

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